



Sleepy Hollow,  
Backshay Close

# Sleepy Hollow, Backshay Close, South Milton, Kingsbridge, TQ7 3JH

A well-presented bungalow with a detached garage and small but well-stocked gardens in this favoured village.

Thurlestone 2 miles Kingsbridge 3 miles Salcombe 5

- Living/Dining room
- Kitchen
- Conservatory
- Bedroom
- Bathroom
- Garage

**Guide price £229,950**



## SITUATION AND DESCRIPTION

South Milton is a pretty village and lies just over a mile or so from the beaches at South Milton Sands and Thurlestone. Thurlestone also has its own general stores and post office, hotel offering leisure facilities, and 18 hole links golf course. The world-renowned estuary town of Salcombe is approximately 5 miles away whilst Kingsbridge, with its further range of shops, services and amenities is 3 miles distant.

The bungalow, which is double glazed with sealed uPVC units, is finished with rough-cast rendered and colour-washed external elevations beneath a tiled roof and stands on an attractive red brick plinth.

Originally designed and built as a two-bedroomed property, the second bedroom was removed a few years ago to suit the vendors life-style, although this could easily be re-instated, if required.

## PLEASE REFER TO THE ATTACHED FLOOR PLAN AND THE ACCOMMODATION COMPRISES:

A uPVC entrance door opens into an ENTRANCE PORCH which is uPVC double glazed to three aspects, has a sloping poly-carbonate roof and quarry tiled flooring.

A part obscure glazed door leads in to the ENTRANCE HALL which, in common with the rest of the bungalow (bar bathroom) has oak flooring.

An access from the hall leads (via loft ladder) to the part-boarded roof space and the airing cupboard has a hot water cylinder and slatted shelving. A glazed door leads from the hall to all rooms, including the LIVING ROOM which is a beautifully presented room and has two picture windows to the front aspect with pleasant views over the village to the church and open countryside beyond. A feature fireplace which has a wooden surround and mantle and fitted woodburner.

The bright and airy KITCHEN is well-fitted with a good range of wood-effect fronted units which include a one and a half bowl white enamel sink unit and rounded-edged work-surfaces with tiled splashbacks, concealed lighting and cupboards and drawers under. There is a built-in eye-level Neff double oven, Indesit halogen hob with extractor hood with light above and space and plumbing for a washing machine.

The BEDROOM is of a good size and a sliding patio door leads from here out to the CONSERVATORY, of matching uPVC construction with a vaulted roof and ceiling fan. Double opening doors lead to the garden whilst a single door (and a further gate) at the rear provides access to the garage.

The SHOWER ROOM is extensively tiled and fitted with a white suite comprising corner shower cubicle with Mira Azora unit, vanity hand wash basin with cupboard under and WC. It is extensively tiled with tiled effect floor covering and has a heated towel rail/radiator.

## OUTSIDE

A path at the front - with a well-stocked shrub bed alongside - leads to the entrance porch on the side of the building. In the main, the gardens lie to the south and west of the property so receive the sun for much of the day and are predominantly paved but with well-stocked and established shrub borders. Some wooden steps lead up to a terrace at a higher level, again with mature plant and shrub borders and a paved area for sitting out etc. TIMBER AND FELTED GARDEN SHED.

A gate to the rear of the conservatory provides a pedestrian access to the DETACHED GARAGE 16 x 8 with remote control roller door and power and light connected

## ADDITIONAL PARKING

A 3 metre width parking space for one car in front of the garage.

## SERVICES

Mains water, drainage and electricity.

## COUNCIL TAX

Currently Band B.

## TENURE

Freehold.

## VIEWING

By appointment please through the sole agents Stags (Kingsbridge office).  
Tel 01548 853131.

## DIRECTIONS

From Kingsbridge, take the A381 towards Salcombe and pass through West Alvington. After a mile and a half, turn right signed South Milton and follow this road into the village where Backshay Close will be found on the left hand side.

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Approximate Gross Internal Area = 67 sq m / 721 sq ft

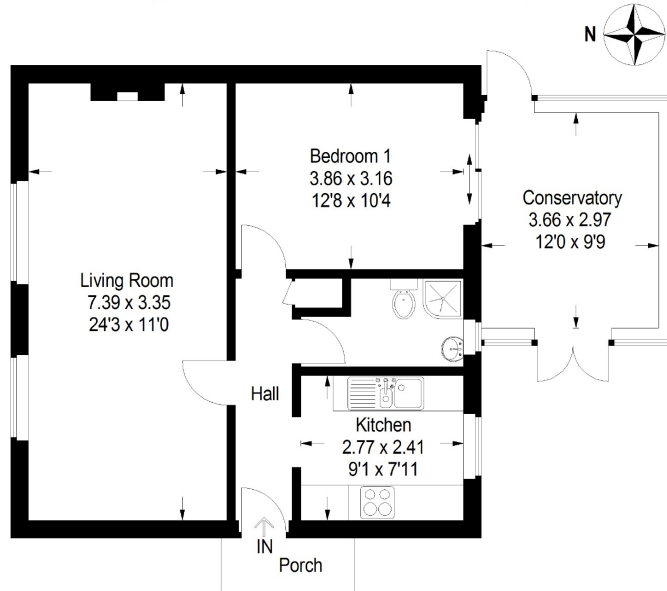


Illustration for identification purposes only, measurements are approximate, not to scale.  
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